

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

Date: February 1, 2016

To: Planning Department Hearing Officer, Robert Fitzroy

From: Megan Martin, Project Manager

Subject: Item 3 – Submit amended Fire Plan Review letter dated January 27, 2016 / Minor Use

Permit/Coastal Development Permit / DRC2015-00006

Please find the attached amended January 27, 2016 Fire Plan Review letter received from Cal Fire on behalf of the Cambria Fire Department.

The applicant had concerns as to whether fire sprinklers were required for the proposed development and existing single family residence. The amended Fire Plan Review letter clarifies fire sprinklers will be required in the new 1,487 square foot detached garage but not required in the existing single family residence.

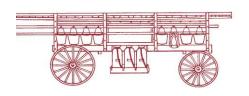
If you have any questions concerning this memorandum and the attached Fire Plan Review letter, please contact Megan Martin, Project Manager at (805) 781-4163.

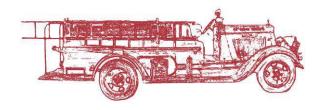
Attachments:

1 – Revised Fire Plan Review letter dated January 27, 2016

CAMBRIA FIRE DEPARTMENT

Established 1887





Tony Gomes CALFIRE Fire Captain/ Inspector 2850 Burton Drive • Cambria, CA. 93428 Phone: (805) 543-4244 • Email: Tony.Gomes@fire.ca.gov

FIRE PLAN REVIEW

Revised fire plan 1/27/16

Department of Planning & Building County Government Center San Luis Obispo, CA 93408

Date: January 27, 2015 *This Project Requires Water Letter - YES

Building owners Name: Dick Crawford

Project Address: 2574 Camborne Pl.

Project type: Residential Remodel/Addition

Building Permit Number: PMT2015-

APN# 023-293-058

Square Footage of Existing Structure: 1154 Sq Ft

Square Foot of Proposed Addition: 1487 Sq Ft

Sprinkler System required: Yes, Fire sprinklers will be required in the new garage.

24-hour supervised monitored system required: No, if under 70 heads

Nearest Fire Hydrant: 1000+ GPM

Driveway Access: **yes** Turnarounds required: **No**

Comments: This structure is located in a <u>High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone</u>.

Conditions of approval: See attached *Be aware that the removal of 50% or greater of sheetrock during interior remodel – Could trigger the requirement for residential sprinklers and retrofit of the existing structure. Please see the final information on the attachment. Contact me for specific information.

CALFIRE Fire Captain/ Inspector Tony Gomes

SECTION 505 - CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

- **505.1 General.** Class-2 ignition-resistant construction shall be in accordance with Section 505.
- **504.2 Roof Covering.** Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.
- **505.3 Protection of Eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of $\frac{3}{4}$ inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.
- **505.4 Gutters and Downspouts.** Gutters and downspouts shall be constructed of noncombustible material.
- **505.5 Exterior Walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Unenclosed Under floor Protection. Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

DECKING SURFACES AND UNDER FLOOR PROTECTION

1. Decking

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- **a.** Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

2. Floor Projections, under floor areas

The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

505.8 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

505.9 Exterior Doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 \(^3\)4 inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle-access doors.

505.10 Vents. Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

505.11 Detached Accessory Structures. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

EXCEPTION: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

Hazardous Fuel Abatement

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

Maintenance of Defensible Space

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2

- 1. <u>CFC Section 903.2 Automatic Fire Sprinkler Systems, Where Required- is amended as follows:</u> An automatic fire sprinkler system that meets or exceeds the California Building Code Standards, National Fire Protection Association (NFPA) Standards and all other recognized standards as approved by the Cambria CSD Fire Department shall be installed as follows:
 - 1. Throughout new buildings. Exceptions:
 - a. A single-story building where floor area does not exceed 1,000 square feet and the occupancy is not a Group A, R, H or I occupancy.
 - b. A building that contains only a Group A, Division 5 occupancy.
 - c. 3,000 s.f. accessory buildings as defined in Title 22, Section 22.06.040, 22.30.060 and Title 23, Section 23.08.041 of the San Luis Obispo County Code, that do not exceed one story with mezzanine (1/3 max floor area storage loft open to the floor below). Any spaces considered habitable, including habitable attics as defined in the CRC, shall cause the entire structure to be sprinklered.
 - d. Greenhouses meeting requirements and limitations of CBC Appendix C.
 - e. Barns open on two or more sides and covered arenas (no storage or stalls- riding only) do not require sprinklers unless closer than 50 feet from other structures. Any open barns/arenas used for public events shall be sprinklered.
 - f. Agricultural barns (Group U per CBC Appendix C) up to 5,000 sq ft. Any habitable or conditioned space shall cause the entire structure to be sprinklered.
 - 2. Additions. Throughout existing and new sections of an existing building where floor area is increased by 1000 square feet or where additions exceed 50 percent of the floor area. For the purpose of determining 50% of the existing floor area, the existing habitable or conditioned floor area shall be used. Increase in floor area shall be cumulative from January 1, 2008, with each issuance of a building permit, regardless of any change of ownership. For the addition to be considered detached in order to avoid sprinklers the detached structure must be separated by ten feet from the original structure. Any new structure that could be used as a guest bedroom or habitable space shall be sprinklered.
 - 3. Alterations that exceed 50% of existing structure (any construction change or renovation to an existing structure other than a repair or addition). Alterations include, but are not limited to, the addition or elimination of walls within the existing building envelope. Alteration also includes modifications to the structure which involve complete removal and replacement of wall board within any room. Exception: Alterations limited to replacement of only exterior wall coverings, only windows, only roofing and/or electrical services, sewer laterals, retaining walls, and routine plumbing, electrical and mechanical repairs.
 - 4. Throughout existing and new sections of an existing building where an additional story is added.

- 5. Throughout existing and new sections of an existing building where there is an occupancy classification change in which the new occupancy results in a higher hazard or as deemed necessary by the fire code official. See section 3408.1.1 in this chapter.
- 6. In additions to existing buildings equipped with an automatic fire sprinkler system.
- 7. In buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled.
- 8. At the top of rubbish and linen chutes and their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.
- 9. An automatic fire sprinkler system need not be installed in spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire resistance-rated floor/ceiling assemblies.
- 2. <u>CFC Section 903.3.2 Quick Response and Residential Sprinkler locations-is amended as follows:</u> All Group-R residences must have an approved automatic fire sprinkler head(s) installed in all attic or other areas where a forced air unit (FAU) or other open flame or heat producing device is located. An inspector's test valve must also be installed on all Group-R buildings at the point furthest opposite from where the fire sprinkler riser enters the building. Sprinkler heads and inspectors test valve locations are subject to approval by the Cambria CSD Fire Department.